

MODOC COUNTY PLANNING COMMISSION

Susan Gibbons, District I
 Danny Parker, District II
 Richelle Ratliff, District III
 Carolyn Carey, District IV
 Dennis Fanning, District V



Sean Curtis
 Interim Planning Director

Modoc County Planning Department
 Conference Room
 203 W. 4th St., Alturas, CA 96101
 (530) 233-6406
<http://www.co.modoc.ca.us>

REGULAR MEETING

AGENDA FOR WEDNESDAY, DECEMBER 17, 2025 10:00 AM

1. **Call to Order**
2. **Public Forum**
Members of the public may address the Commission on matters under its jurisdiction that are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decision other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.
3. **Approval of Meeting Minutes**
 - 3.a. Requesting approval of the November 12, 2025, Meeting Minutes (Planning)
4. **Public Hearings**
 - 4.a. **UP2025-04 Complete Wireless Consulting** — Complete Wireless Consulting for Alltel Corporation dba Verizon Wireless, is requesting approval to co-locate an antenna and associated equipment on an existing U.S. Cellular wireless communication tower. (Planning)
5. **Williamson Act**
 - 5.a. Review of revisions to Modoc County Agriculture Preserve Program Rules of Procedures for recommendation to the Board of Supervisors (Planning)
6. **Planning Director's Report**
7. **Commissioner Reports**

ADJOURNMENT

Per Government Code Section 65009 (b)(2), “if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing.”

Staff reports and project files are available for review at the Planning Department and online at <https://modococa.portal.civicclerk.com/>

Comments may be addressed to the Planning Director, 203 W. 4th St., Alturas, CA 96101, or call (530) 233-6406.

APPEALS: Every appeal filed pursuant to Chapter 18:144 of the Modoc County Zoning Ordinance shall be made in writing, including the grounds therefore, and shall be received by the appropriate county office within ten days from the date the action which is subject of the appeal is taken.

DECLARATION OF POSTING OF AGENDA

I hereby certify that this agenda was posted at least 72 hours prior to the regular meeting or at least 24 hours prior to the special meeting.

Date Agenda Posted: December 11, 2025

Location Agenda Posted: Online, Courthouse Lobby in the County Courthouse on Court Street, Alturas, CA; Planning Department Bulletin Boards, Courthouse Annex, 203 4th Street, Alturas, CA 96101.